

Chapter 12.16

FINAL PLAT

Sections:

12.16.010 Required information.

12.16.020 Private streets.

12.16.010 Required information.

The final plat, which must be prepared by a licensed land surveyor on a sheet of approved reproducible mylar and made with approved waterproof black India ink with text not less than one-tenth inch in size, shall be so drawn that the top of the sheet faces either north or east, whichever accommodates the drawing best, shall contain all information required on the preliminary plat (except counties), and shall comply with the following:

A. Description and Delineation. The final plat shall show:

1. The approved name of the subdivision, in the Owners Dedication Section and in the Identification Block;

2. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, blocks, lots, streets, alleys, easements, areas to be reserved for public use and other important features. Boundary lines shall be drawn heavier than street and lot lines;

3. The number and length and width of the blocks and lots, and the names of streets. Streets shall be numbered and may be named and such designations shown on the plat. Lot lines shall show dimensions in feet and hundredths;

4. Radii, internal angles, points and curvatures, tangent bearings and length of all arcs;

5. The accurate location of all monuments, fire hydrants and street lights to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the

property, shall be preserved in precise position;

6. The dedication to the city of all streets, highways and parcels of land intended for public use included in the proposed subdivision. Subdivision monuments shall be installed by the subdivider's engineer or land surveyor at such points designated on the final plat as are approved by the community development department. Monuments acceptable to the city shall be placed prior to the release of any improvement bond;

7. Physical markers shall be placed at each lot corner in accordance with state statutes;

8. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners;

9. The dedication of easements, rights-of-way or otherwise for underground utilities; and

10. Where it is proposed that streets be constructed on property controlled by a public agent or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the city attorney.

B. Standard Forms for the Following. The final plat shall require:

1. A registered land surveyor's certificate of survey;

2. The owner's certificate of dedication; including the name of the subdivision.

3. Owner's acknowledgment before an officer authorized by law to take the acknowledgement of conveyances of real property;

4. Owner's or operator's of the underground and utility facilities certificate of approval;

5. The city planning commission's

certificate of approval;

6. The health department's certificate of approval;

7. The community development department's certificate of approval;

8. The city attorney's certificate of approval;

9. The council's certificate of approval;
and

10. A one-and-one-half by five-inch space in the lower right-hand corner of the drawing for the county recorder's use.

The applicant shall submit a computer file of the plat. The file must be compatible with the city's autocad mapping system.

C. Recording. After the map or plat has been acknowledged, certified and approved, the owner of the land shall file and record it in the Salt Lake County Recorder's office. The Salt Lake County Recorder's office may make requirements beyond those specified herein which requirements may upon adoption by the city become requirements of the city.

12.16.020 Private streets.

Whenever a subdivision is approved with private streets, the final subdivision plat shall include a statement that no city maintenance is provided on the private streets.